

## PRELIMINARY DEVELOPMENT BUDGET

Development Item	Cost
<b>Site Acquisition</b>	
<b>Hard Costs:</b>	
Site Preparation	
Infrastructure (roads, utilities)	
Demolition	
Construction	
Contingency	
Landscaping	
Environmental Remediation	
<b>Total Hard Costs:</b>	\$0
<b>Soft Costs:</b>	
Permits/Surveys	
Appraisal	
Environmental Reports	
Architectural Fees	
Engineering	
Construction Manager	
Legal Costs	
Insurance during construction	
Utilities during construction	
Taxes during construction	
Application/Financing Fees	
Accounting	
Marketing and Lease-Up	
Consultant	
Developer Fee	
Soft Cost Contingency	
<b>Total Soft Costs:</b>	\$0
<b>Total Development Costs:</b>	\$0